LOT 145
IN OR 2060/1095
NORTH HAMPTON PHASE 1 PB 6/215

BAZZELL ANN J
96109 ROXABOGUE DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0145-0000

BUILDING CHARACTERISTICS

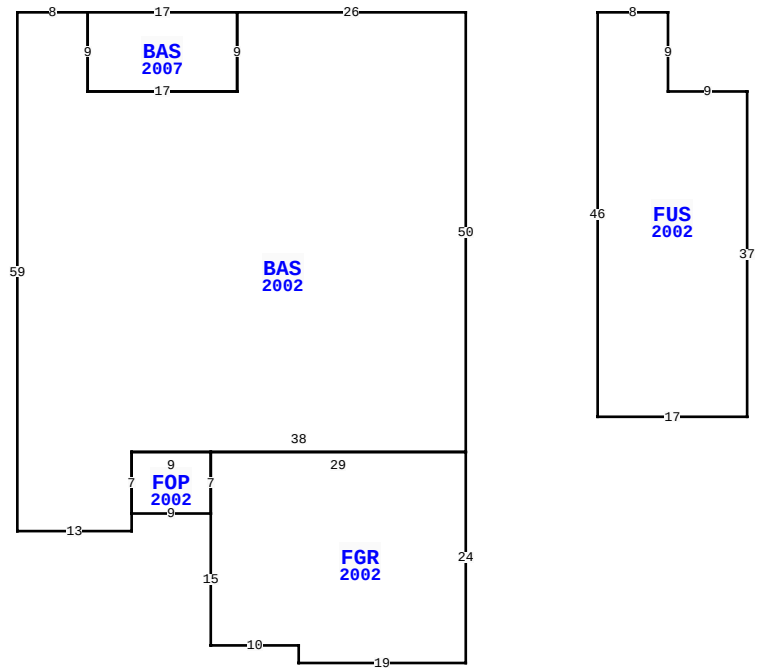
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100	2002	2,514	315,912
BAS	153	100	2007	153	19,226
FGR	676	55	2002	372	46,746
FOP	63	30	2002	19	2,388
FUS	701	100	2002	701	88,088
TOTALS	4,107			3,759	472,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,759	102.1500	141.99	533,740	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2019 Heated Area: 3368 HX Base Yr 2019



96109 ROXABOGUE DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	09/14/2020	KKA	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		472,360
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		602,800
SOH/AGL Deduction		245,938
ASSESSED VALUE		356,862
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		300,451
TOTAL JUST VALUE		602,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18757	ADDITION	2,000	10/31/2006
B0210160	NEW CONSTR	217,489	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/1095	7/15/2016	SW	Q	I	01	340,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BAZZELL ANN J						
2060/1094	12/23/2015	SW	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W26 BAS=[YR=2007] W17 S9 E17 N9 $ S9 W17 N9 W8 S59 E13 N2 FOP=[YR=2002] E9 FGR=[YR=2002] S15 E10 S2 E19 N24 W29 S7 $ N7 W9 S7 $ N7 E38 N50 $ PTR= E15 FUS=[YR=2002] E8 S9 E9 S37 W17 N46 $ W15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 10/30/2024 BY DC Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS